

185.A

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

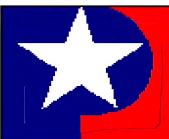
787,700 / 787,700

USE VALUE:

787,700 / 787,700

ASSESSED:

787,700 / 787,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		HATHAWAY CIR, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WERSCHLER LISA A &amp; PAUL W

Owner 2:

Owner 3:

Street 1: 43 HATHAWAY CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: WERSCHLER LISA A/TRUSTEE -

Owner 2: OLIVIA E VIEIRA 2012 REVOCABLE -

Street 1: 35 INDIAN HILL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7626	Sq. Ft.	Site			0	70.	0.85	7									454,147						454,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								7626.000		333,600				454,100		787,700							

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 21 - Split Level				Full Bath: 1	Rating: Very Good																
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall: 26 - Wood	5%			OthrFix:	Rating:																
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																
Color: YELLOW				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Very Good																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1959	Eff Yr Blt:			Location:																	
Alt LUC:				Total Units:																	
Jurisdct: G15	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %																
Prim Int Wal	1 - Drywall			Functional:		%															
Sec Int Wall:		%		Economic:		%															
Partition:	T - Typical			Special:		%															
Prim Floors:	4 - Carpet			Override:		%															
Sec Floors:		%		Total:	4.6 %																
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ:	100.00																
Bsmnt Gar:	1			Size Adj.: 1.35000002																	
Electric:	3 - Typical			Const Adj.: 0.99989998																	
Insulation:	2 - Typical			Adj \$ / SQ: 134.987																	
Int vs Ext:				Other Features: 93500																	
Heat Fuel:	1 - Oil			Grade Factor: 1.00																	
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor: 1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total: 349678																	
% Com Wal		% Sprinkled		Depreciation: 16085																	
				Depreciated Total: 333593																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 185.A-0002-0007.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:										Total:									